WARRANTY DEED

The actual consideration or value for this transfer is-$ 45,000.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS
$ 45,000

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF October 20 10

Deputy Register

BILL GARRETT, Davidson County
Trans:T20100062718 DEEDWARR
Recvd: 10/04/10 16:27 2 pgs
Fees:13.00 Taxes:166.50
20101004-0079339

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 2217 Old Hickory Blvd, Old Hickory, TN 37138, 615-847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
STEPHEN P. HEYNEMAN 1007 Riverside Rd. Old Hickory, Tennessee 37138	New Owner	044-15-0/ 421.00

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid by STEPHEN P. HEYNEMAN and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **KATHRYN H. ANDERSON,** the GRANTOR herein, have bargained and sold, and by these presents do transfer and convey unto:

STEPHEN P. HEYNEMAN un-married, the GRANTEE herein, his heirs and assigns in fee simple absolute, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3A, Section B, Village of Old Hickory, as shown of record in [plat] Book 1424, page 67, Register's Office for Davidson County, Tennessee, to which plat, reference is hereby made for a more complete legal description thereof.

BEING all the same property conveyed to Stephen P. Heyneman, and Kathryn H. Anderson by deed from Thomas Travaglini and wife Jacquie Travaglini dated March 29, 2007 and of record as Instrument #20070403-0039514, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever. I do covenant with the said GRANTEE S that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons WHOMSOEVER.

The herein described property is subject to the following:
2010 Property taxes are to be prorated and assumed by the GRANTEES.
All matters shown on the Plan of record in Book 1424, page 67; Telephone line easement of record in Book 662, page 743; Right-of-way easement of record in Book 626, page 556; Restrictions and Easements of record in Book 1788, page 157, and Book 2027, page 342, all in Register's Office for Davidson Co., TN.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This is UN-improved property known as: 1005 Riverside Rd., Old Hickory, TN 37138.

Witness our hands this 28 day of September, 2010.

Kathryn H. Anderson
KATHRYN H. ANDERSON

STATE OF TENNESSEE }
COUNTY OF }

Personally appeared before me, Sara J. Weaver, a Notary Public in and for said County and State, the within named KATHRYN H. ANDERSON the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument, for the purposes therein contained.

Witness my hand and official this 28 day of September 2010.

Sara J. Weaver
NOTARY PUBLIC

My Commission Expires: 8-23-2011

SARA J. WEAVER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires August 23, 2011

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WARRANTY DEED

From: KATHRYN H. ANDERSON

To: STEPHEN P. HEYNEMAN

Property:
1005 Riverside Rd.
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law
306 Gay Street, Suite 200
Nashville, Tennessee 37201
(615) 256-5003

&

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